

CITY OF MUSKEGON
ZONING BOARD OF APPEALS
SPECIAL MEETING
MINUTES

August 19, 2021

Vice-chairman J. Witmer called the meeting to order at 4:02 p.m. and roll was taken.

MEMBERS PRESENT: W. German, J. Witmer, M. Ribesky, W. Bowman, T. Puffer, J. Montgomery-Keast

MEMBERS ABSENT: None

STAFF PRESENT: M. Franzak, C. Cashin

OTHERS PRESENT: D. Baker, 2217 Harding Ave

ELECTION OF OFFICERS

A motion to have W. Bowman as Chairperson was made by J. Montgomery-Keast, supported by M. Ribesky and unanimously approved.

A motion to retain J. Witmer as Vice Chairperson was made by J. Montgomery-Keast, supported by M. Ribesky and unanimously approved.

APPROVAL OF MINUTES

March 9, 2021 minutes were corrected, by removing T. Puffer from the list of members present.

A motion that the minutes of the regular meeting of March 9, 2021, be approved as corrected was made by J. Montgomery-Keast, supported by J. Witmer and unanimously approved.

PUBLIC HEARINGS:

Hearing; Case 2021-03: Request for a variance from Section 404 of the zoning ordinance to allow a reduced side setback for a second story addition above garage at 2217 Harding by Christine Baker.

Summary

1. The property is zoned R-2, Medium Density Single Family Residential. The lot is the appropriate size for development and is considered a buildable lot.
2. The existing house on the lot is considered legally non-conforming because it does not meet the minimum side setback requirement of six feet for a one-story house. Although it was requested, a site plan was not provided. It appears that the setback on the west side of the home is about 1 foot.
3. The applicant is requesting to add a second story to the west side of the home. The minimum side setback for a single story home is 6 feet. The minimum side setback for a two-story home is 7 feet. A variance to add a second story while keeping the existing 1

foot side setback is needed for the project to move forward.

4. Please see the enclosed application, site plan and answers to the questionnaire.
5. Notice was sent to everyone within 300 feet of the property. At the time of this writing, staff had received one letter from Justin Malek at 2173 Harding, who is in favor of the request.

The homeowner, D. Baker, discussed his 2nd story expansion needs and plans. There was discussion about the foundation, location of the expansion and timeline of construction. D. Baker added that the garage portion of the home is on slab foundation, they chose the 2nd story expansion because it worked best for the current layout of their home, and they hope to start construction soon and end within a month or two.

A motion to close the public hearing was made by J. Montgomery-Keast, supported by W. Bowman and unanimously approved.

A motion that the request for a variance from Section 404 of the zoning ordinance to allow a reduced side setback for a second story addition above garage at 2217 Harding be approved based on the review standards in Section 2502 of the Zoning Ordinance was made by J. Montgomery-Keast, supported by T. Puffer and unanimously approved.

OLD BUSINESS

None

OTHER

None.

There being no further business, the meeting was adjourned at 4:20 p.m.